

Itemized Property Costs

From Table: MAIN Section 1

Town of Richmond

Record # 962

Property ID: RI0168	Span #: 519-163-10692	Last Inspected: 04/05/2002	Cost Update: 08/12/2020
Owner(s): 168 RIVER ROAD LLC	Sale Price: 183,253	Book: 254	Validity: Yes
Address: 166 RIVER ROAD	Sale Date: 06/16/2020	Page: 407-408	
City/St/Zip: RICHMOND VT 05477	Bldg Type: No Data	Quality: 0.00	
Location: 168 RIVER RD	Style: No Data	Frame: No Data	
Description: COMM	Area: 0	Yr Built: 0	Eff Age: 0
Tax Map #: RI0168	# Rms: 0	# Bedrm: 0	# Ktchns: 0
	# 1/2 Bath: 0	# Baths: 0	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
ADJUSTED BASE COST					
Subtotal					
REPLACEMENT COST NEW					
REPLACEMENT COST NEW LESS DEPRECIATION					
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	
SI Bldg Lot	1.56	1.00	1.50		105,900
Total	1.56				105,900
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality		
Water	y / y	Typical	Average		5,000
Sewer	n / n	Typical	Average		10,000
Total					15,000
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras
Mat storag	y / y	40	120	6.77	800
DGS 2S	n / n	100	1024	43.74	44,800
tanks	n / n	0	4	3,500.00	14,000
Total					59,600
TOTAL PROPERTY VALUE					180,500

NOTES

HOUSESITE VALUE : 121,700

HOMESTEAD VALUE : 121,700

44,800 ÷ .75 cda for Comm. Prop. 2020
 \$ 59,733, FMV adjusted